

## **CONDITIONAL USE ANALYSIS**

### **May 14, 2008**

**C-19-2008**

**K-9 Lifeline (Heather Beck)**

**2850 S. Redwood Road (C 17-18)**

**C-3 Zone (4.84 Acres)**

The applicant, Heather Beck, is requesting a conditional use amendment for a dog training facility. The zoning for this area is C-3, Transitional Commercial. The West Valley City General Plan anticipates General Commercial, Business, Office and Light Manufacturing uses for this area. The surrounding zone is currently Agricultural (A) to the south but the Planning Commission has recommended a rezone to C-2 for a Psychiatric Hospital that City Council will review later this month. The area to the north and east is zoned Manufacturing and there is C-2 across Redwood Road.

This facility was originally approved in 1984 (C-25-84) as an Office/Warehouse Park. In 2000 the owner came to the Planning Commission for an amendment to the conditional use to allow for more flexibility in the uses. The planning commission granted the amendment with conditions including that the west building would be used for retail, the south building for office/warehouse and the north building for light manufacturing. The applicant also submitted a list of prohibited uses that was made part of the conditions of approval. Included in this list is that Pets and/or any other animals shall not be kept on the premises. This location is within a C-3 Zone and indoor kennels are a permitted however, due to the conditions of approval the applicant is not able to currently locate her facility at this site. Therefore, she is requesting an amendment to the conditional use approval so she may operate a dog training facility at this location.

The proposal is to have a facility that offers day training for dogs. Day training is where the owner drops off the dog for the day and the trainer works with the dog. There would be no more than 10 dogs at the facility for this part of the business. The dogs would be in a rotation of training and resting. When they are not being actively trained they will be expected to rest quietly in their crates. The applicant uses bark collars to keep the dogs quiet and calm when they are not being worked with and feel that this will not be a nuisance to adjacent tenants.

Group classes will also be available at this location which would comprise of a maximum of 20 dogs and their owners. However, typically the classes have no more than 10 participants. These classes are one-hour long and would be offered several times per week. The classes will primarily be held in the evenings or weekends.

Dogs will not remain on site over night at any time.

The applicant is proposing to use the 5' landscape strip along the south side of the property for the dogs to relieve themselves. There will be a garbage can located here as well so the waste can be picked up immediately and properly disposed of.

Staff does not feel that parking is a concern for this use. With the day training the owner will only be dropping off the dog and will not stay for an extended period of time and the

larger group classes will be conducted when a majority of the other businesses in the complex are closed and the parking lot is mostly vacant.

Attached is a business description from the applicant with further details on her background.

**Staff Alternatives:**

**Approval**, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. Dogs are not permitted to remain on site over night.
2. Waste must be picked up immediately and place in a covered garbage can that is emptied daily.
3. Must comply with any standards set forth by West Valley City Animal Control and the Salt Lake Valley Health Department.
4. Must obtain a valid West Valley City Business License.
5. Subject to review upon valid complaint.

**Continuance**, to allow for the resolutions of any issues raised at the public hearing.

**Denial**, of the amendment due to the following:

1. The site was not designed to accommodate this use and adequate facilities are not provided on site for the animals.
2. The use is not compatible with the adjacent tenants in the complex.